

Design and Access Statement

Including: Design Charter Response, and Heritage & Accessibility Statement



153 Philip Lane, Tottenham,

London, N15 4HQ

Application for Full Planning Permission

Change of use to Class 'E (f)' Day Nursery

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1. Introduction

- 1.1** This statement has been prepared in support of the application for Change of use at 153 Philip Lane, Tottenham N15 4HQ. The proposed development is described as '*Change of use to Class 'E (f)' Day Nursery*'. The proposal seeks to convert the entire building over two floors.
- 1.2** The applicants currently run two other day-care nurseries in the near vicinity. One of these is located on the same road and is a Grade II listed building.
- 1.3** The applicants are experienced individuals, already running two very successful daycare nurseries within the wider area. This site offers a large footprint and opportunity to meet a significant demand for childcare space while also allowing the site to be brought back into use.
- 1.4** The purpose of this document is to provide a site assessment of the proposal and provide guidance on the design concept.



2. Site Context

- 2.1** 153 Philip Lane is a two-storey double-fronted property, detached at the front, with some additions to the rear which adjoin the boundary with 155 Philip Lane. The site sits on a larger-than-average plot as compared to some of the mainly residential properties in the area. The site was originally built to accommodate a drapery business.
- 2.2** The property enjoys access from the main elevation in Philip Lane. It has retained many of the original features and it is proposed that these are further restored as part of the overall refurbishment works.
- 2.3** A search of planning history indicates there have been no significant permissions granted affecting the external structure or external elevations except for one 'rear lobby extension'.
- 2.4** A map of the location highlights, the larger than average plot size for the area.

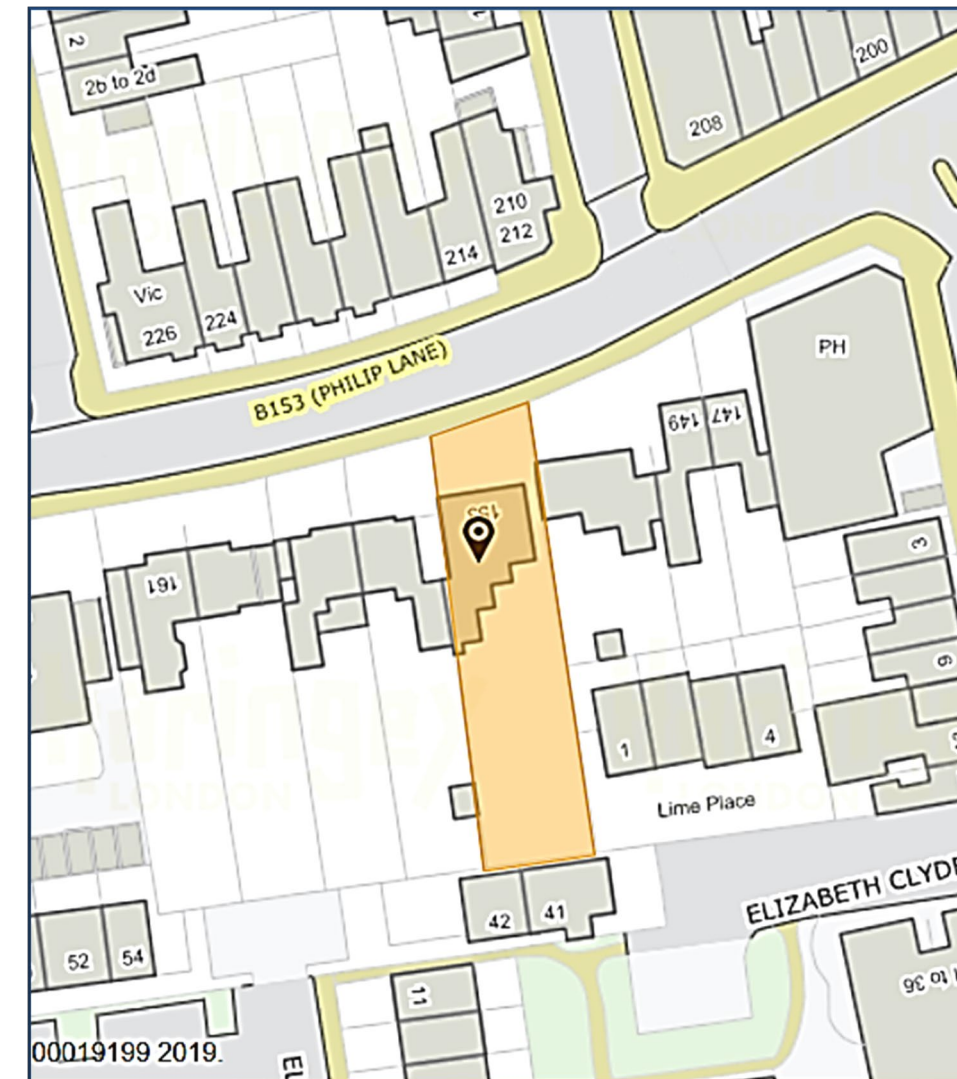


Figure 1: Site context and location

Source: L.B.Haringey

3. Character of Area and Designations

- 3.1** The area enjoys a mixed character of both residential and commercial uses. There is a small cluster of commercial uses, including retail shops, converted pub, car tyre and general repair use within very close vicinity. To the east of the property is a residential development of 2 storeys containing several flats.
- 3.2** On the opposite side of the road is a row of Victorian terraced houses. There are no tall buildings within the immediate view of the site. The area can be summarised as of mixed character and uses which is of medium density for the London area
- 3.3** This property is within the Tottenham Area Action Plan but no specific area designations were found for this site. The proposed use could help with developing infrastructure for a growing population.
- 3.4** The site benefits from good transport links, with local bus stops on Philip Lane and proximity to the tube and rail network.
- 3.5** The site sits within the Clyde Circus Conservation Area

4. Existing and Proposed Use

- 4.1** 153 Philip Lane is in a state of disrepair. Evidence on-site shows a poor attempt to subdivide the internal configuration, to accommodate what seemed to be a house in Multiple Occupation. As part of that process, original internal decorative and architectural features have been severely damaged or lost. It is understood that the site has been vacant for 12 months.
- 4.2** The proposal is for the development of a daycare nursery. The nursery will accommodate up to 50 children from 6 months to 5 years old. The nursery will open 50 weeks a year from Monday to Friday from 07:30 to 18:30 in the evening.
- 4.3** The applicants have two other nurseries in the West Green Area. Demand for further places is very high with an extensive waiting list. The change of use offers the opportunity to meet that demand and offer a much-needed service, whilst also creating much-needed employment opportunities for the area.
- 4.4** The plot size, orientation and sustainable location also offer the potential to bring what we believe is a prominent and architecturally significant building, a restoration opportunity, further enhancing the conservation area.

5. Design and Appearance (Design Charter Response)

- 5.1** The design approach to the external façade has been driven by the original structures and existing architectural detailing. The aim will be to restore or enhance some of the key features of the building.
- 5.2** Careful consideration has been given to the residential character of the area and to the provision of design compatible with the rhythm of the street.
- 5.3** Characteristic features of the main house will be repeated to maintain uniformity which we believe are appropriate in this setting.
- 5.4** Materials chosen will match the materials and finishes of those used in the original construction of the property. This will include repair and or replacement of tiles to match original. Repair of brickwork or replacement with matching original.
- 5.5** The architectural features around windows are to be cleaned and repainted and the poor design of upvc windows replaced with special heritage windows to restore as far as possible the original design.
- 5.6** The rear of the property has been poorly maintained with a rear flat roof addition and poor choice of materials used. Where possible these too will be restored, or given an appearance to match the original brickwork.
- 5.7** Internally many of the original features have been lost, such as the original ceiling rose, arches and cornice, where possible these will be restored.
- 5.8** As the proposal involves no external changes or additions including no changes to the building line, height and no impact of massing/scale or changes to the building plot shape or prevailing rhythm, there will be no impact but only an improvement to the area.

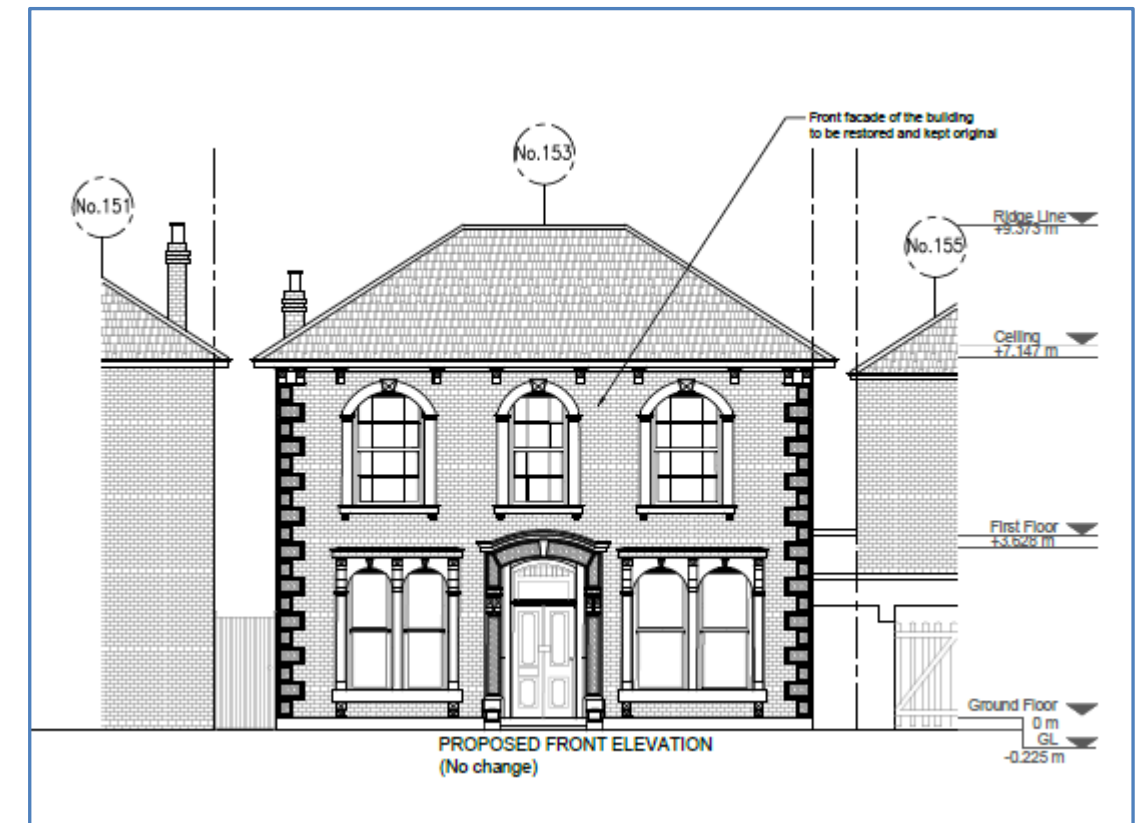


figure 2 Proposed Front Elevation



Figure 3 Brickwork Materials

6. Scale, Amount and Layout

- 6.1** The proposal seeks to accommodate up to 50 children on the premises. A detailed analysis of the available space in the building has been considered carefully against the Department of Education guidance on the amount of floor space required per child. This varies depending on their ages. Details of requirements have been provided in the Planning Statement.
- 6.2** The proposed layouts of the internal floor space is indicated in Figure 4. These include 5 rooms specifically for children registered at the daycare nursery
- 6.3** There will be sleeping arrangements for children on site and a baby room for children under 2. Separate WC and changing facilities have also been designed in.
- 6.4** The site will also include an office/reception area and staff facilities including staff room and adult WC and kitchen.
- 6.5** Proposed Layout Schedule:

GROUND FLOOR SQM.	FIRST FLOOR SQM.
Entrance 4.53	Room 3 18.96
Stair Hall 5.73	Room 4 15.22.
Rear Corridor 3.59	Room 5 29.87
Disabled Toilet 4.23	Lobby 9.02.
Room 1 21.86	Bathroom 4.69
Front Office 6.80	W/C 2.2
Room 2 15.38	Overall FF Area 75 .54
Changing Room 10.72	
Rear Hall 6.50	
Staff Office 10.50	
Kitchen 12.15	EXTERNAL SQM
Overall GF Area 110.59	Overall Site Area 554.79



Figure 4 Example of removable ramp

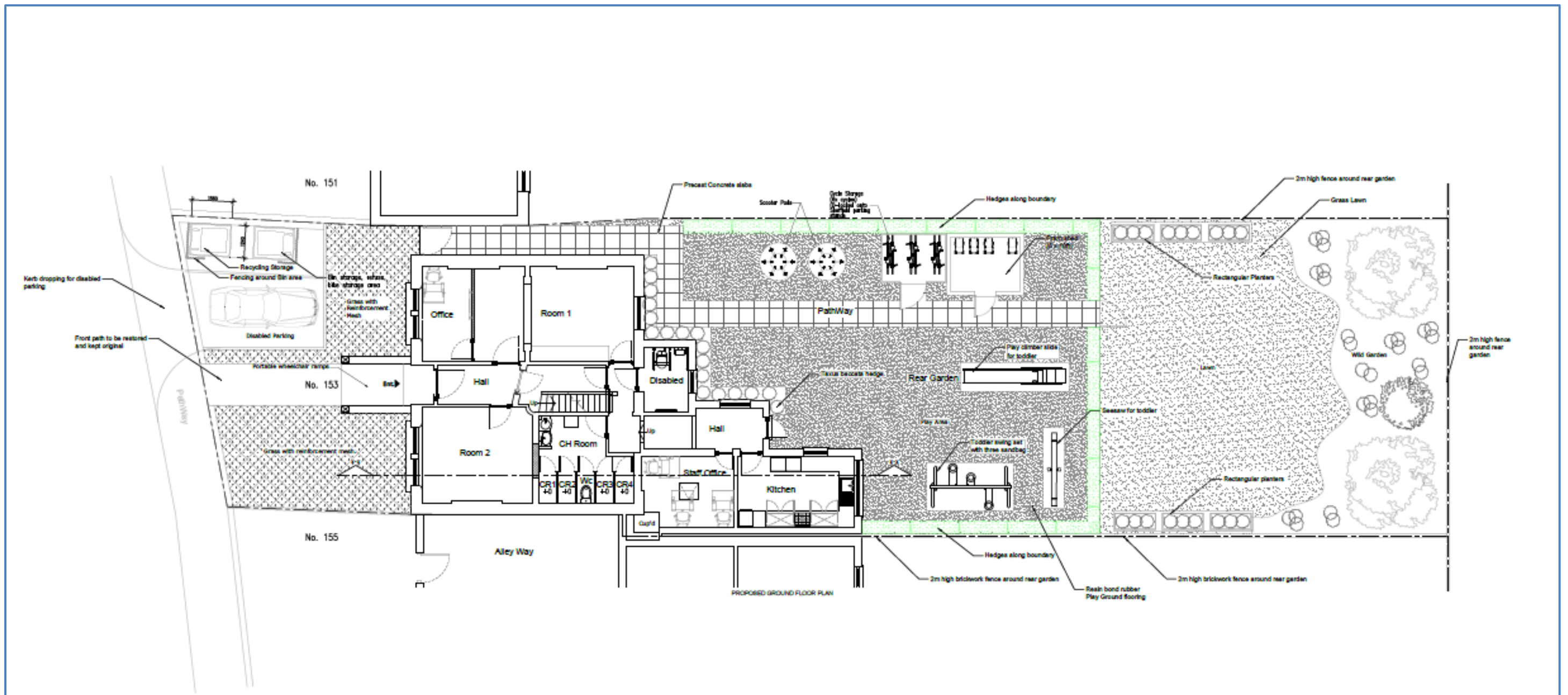


Figure 5 Proposed layout of Ground Floor

- 6.6** Cycle Store- The proposal includes designated Sheffield bicycle stands to accommodate 6 bikes as per cycle parking standards issued in the London Plan 2021 minimum cycle parking standards. As the proposed age of children using the day nursery is 5 or under, a mini scooter bike storage can better accommodate this need as per the experience of the applicants from their other two sites. (see figure 6 for sample)
- 6.7** The cycle stands will be located in the garden area and can be accessed from street level.
- 6.8** Refuse- The applicants have two other sites of the same use, similar size and occupancy levels. The capacity required for waste collection is based on the current arrangements on their two other sites which they will expect will be repeated here. The site will require 2 bins, 1 for regular waste of 660 litres and 1x660 litres for recycling waste. The applicants have already contracted with the Council's commercial waste services. A dedicated area for bin storage is proposed. This will also be accessible from street level to allow easy access for servicing vehicles. The current number of bins on site would be reduced from the current aiding to a visual improvement.
- 6.9** A pram shed will be provided for parents/carers who drop off children and go onward journeys. This will be located next to the scooter pods.
- 6.10** Car Parking- The site does not propose any parking on site other than one disabled parking space for disabled badge holders to enable access. This would be located in the front garden, one side of the double-fronted property. The area will not be marked out so the natural soft landscaping remains undisturbed.



Figure 6 Example School bike and scooter storage



Figure 7 View to rear from rear of the property

7. Privacy, Outlook, Daylight and Amenity

- 7.1** There are no proposals to make external changes involving new solid structures. A pram shed and cycle storage is proposed in the garden, but these are designed in such a way as to not have any impact. They will be located next to a flank wall and low in height. There will be no loss of outlook, sunlight or daylight for neighbouring properties.
- 7.2** Proposals will include natural screening to the rear of the garden which abuts the rear of two properties located in Elizabeth Clyde Close, (see figures 5 & 7). The proposal includes the retention of existing and new planting of trees and shrubs and a 2m high fence across the perimeter, which will prevent overlooking and allow privacy for children's playtime.
- 7.3** The garden will not be used all day. Play times are proposed for after 9.30am and a maximum of between 15-20 children will be in the playground at any one time. The play area will not be used during the hours of 12:00 to 2:00pm. Playtimes will not be continuous, allowing for the changeover of groups. Most outside playtime will end by 4pm. Playtimes will also be taken at the nearby Downhill Park, ensuring the rear garden is not in constant use. The controlled hours will minimise any impact on residential amenity. The daycare nursery will be closed by 6.30 pm on weekdays and not operate on weekends.

8. Landscaping and Amenity Space

- 8.1** The site has a generous garden providing over 350sqm. This will be landscaped to provide an outdoor play area using a resin-bound play floor area. These are considered to be eco-friendly and operate as a Sustainable Urban Drainage System as water will drain through to the natural ground rather than pooling and flooding the surface.
- 8.2** The rear garden does not have any substantial trees or hedges. Small shrubs and trees to the rear boundary will be retained and, new trees planted to allow natural screening and privacy from and to occupiers of Elizabeth Clyde Close.
- 8.3** The garden will be equipped with children's outdoor play equipment.
- 8.4** Proposed surfacing for the front garden will include permeable landscaping materials to enhance the local setting and environment. Please see figure 8.
- 8.5** Other soft landscaping and planting will form part of the rear and front garden.

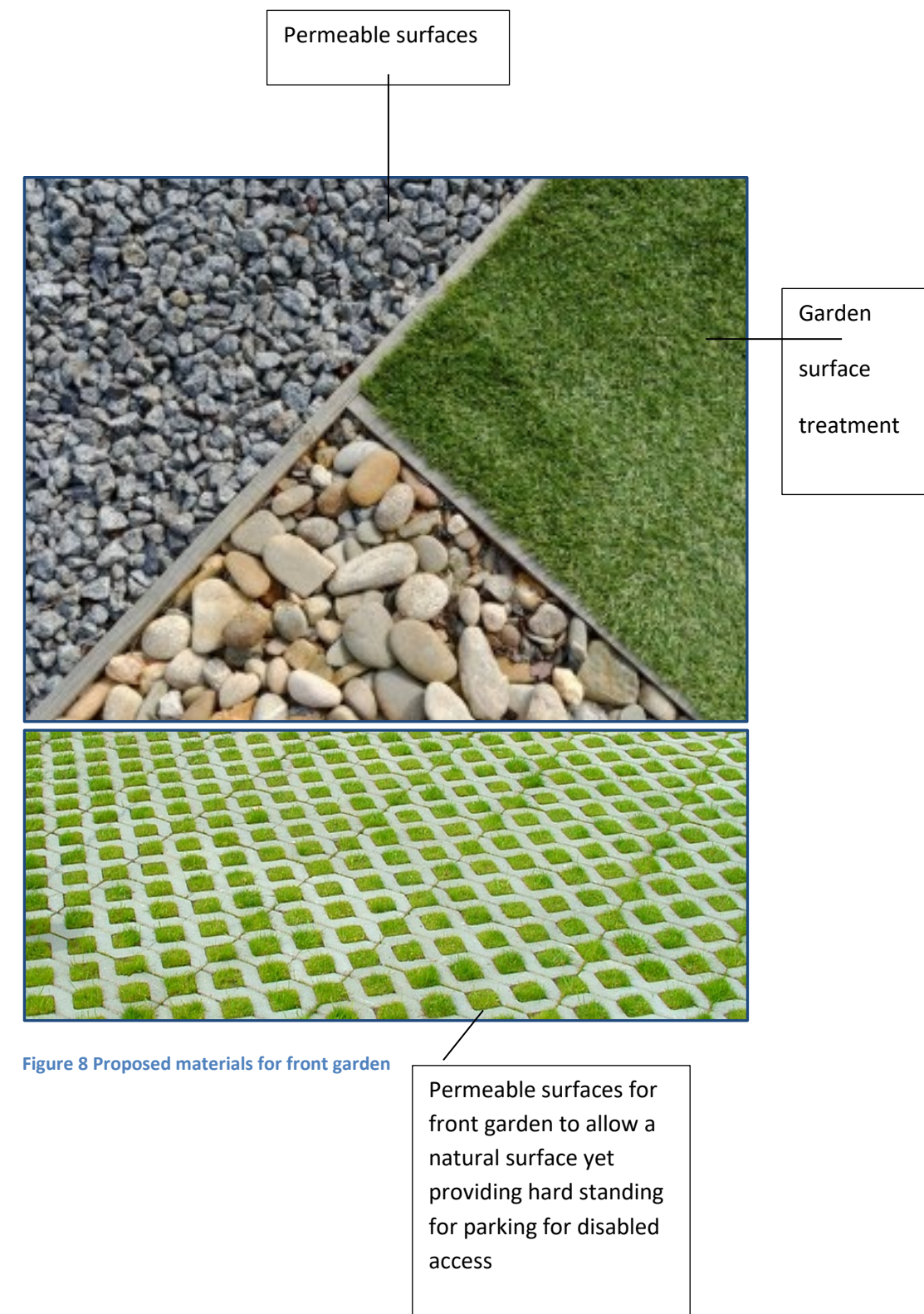


Figure 8 Proposed materials for front garden

9. Accessibility

- 9.1** The site is accessed through a non-shared entrance from Philip Lane. The approach to the property is level. There is enough space for wheelchair users to alight from and to a parked vehicle
- 9.2** The entrance to the building involves using a low step on the path leading to the main door. It is proposed to retain the path intact due to its particular aesthetic and heritage value. The columns to the side will be repaired.
- 9.3** To enable the property to be accessed by wheelchair users, a portable anti-slip wheelchair ramp will be made available on demand. This will allow minimum disruption to the conservation area and allow the original features of the site to be viewed without obstruction. We believe, on balance, this is a better solution than damaging or altering the original decorative path (Please see figure 4 for sample)
- 9.4** All internal hallways are a minimum of 900mm and doorway widths a minimum of 750mm
- 9.5** The proposed scheme will not impact on existing traffic flow, or access of vehicular traffic.
- 9.6** Emergency vehicles will retain roadside access in line with existing arrangements for properties in the street.
- 9.7** Service Delivery Vehicles (e.g. refuse collection) will continue to have adequate, safe and functional provision for collection access from the public highway

- 9.8** The existing internal layout limits accessibility across the premises. The proposed internal configuration will aim to meet regulations set out in 'Approved Document M Volume 2- Buildings other than dwellings'. As indicated in drawing no:100-016 the ground floor will have level access and include the provision of door and corridor widths which enable an accessible WC and changing facilities. Details of full compliance with Building regulations will be provided in plans submitted with a building control application, if permission is granted.

10. Environmental Sustainability

- 10.1** The proposed refurbishment of the property will be limited to enable the property to be brought back to use so that the project remains financially viable. The property is not a new build and it is not proposed that structural changes will be taking place. Where necessary, sustainable materials will be used in any re[airs or enhancements.
- 10.2** Water storage butts are to be installed for rainwater collection. This could reduce main water consumption for plant watering
- 10.3** Permeable materials are to be used in the landscaping with a SUD feature incorporated into both the front and rear garden for water drainage.
- 10.4** Recycling will be encouraged. The proposal includes in equal measures of size recycling bins with aim to recycle at least 50% of waste
- 10.5** Where possible compliance with Part L of the Building Regulations will be achieved

11. Heritage Statement

Background

- 11.1 153 Philip Lane was built at the end of the nineteenth century when it is understood the area around was still largely farmland. It is a double-fronted impressive detached building which stands out in the street scene.
- 11.2 We understand the premises were constructed by a local businessman who ran a successful drapery business – hence the name over the front door “Fyne Phit House”. The property was used as both a residence and business premises, (like many others at the time) over many years. It was acquired by a local flooring company in 1965 and used for a time, as a business premises and storage facility.
- 11.3 It is understood the last known use of the property was as a house in multiple occupation. Planning history also reveals the site was permitted to be converted into flats.
- 11.4 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states: - "Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas."
- 11.5 Policy DM9 Management of the Historic Environment of the Local Plan Development Management Plan 2017 seeks to guide development in conservation areas to consider impact and to give priority to sustaining and enhancing the heritage value.
- 11.6 The main purpose of a conservation area designation is to protect the buildings and design within that area. The Clyde Circus Conservation Area was designated on 16th September 1991. 153 Philip Lane, falls within this Clyde Circus Conservation Area.
- 11.7 To support the management of conservation areas, Character Appraisals provide details of the distinguishing character and features of the Conservation Area. This is carried out by auditing the buildings and spaces within the area. The last audit of the area was carried out circa 2008/09.
- 11.8 Concerning 153 Philip Lane and surrounding properties and area, the Character Appraisal for the Clyde Circus Conservation area states the following:

Nos. 147 to 161 (odd), are a group of grand Victorian semi-detached and detached villas, which are of architectural distinction and remain largely intact. Nos. 159 & 161 are two-storey local listed properties that have semi-basements. They are constructed of London stock brick with moulded stucco window and door surrounds and shared hipped slate roofs. The entrance doors above a flight of stone steps are set within recessed bays with separate hipped slate roofs beyond which are later recessed flat roofed bays containing coach houses. The houses retain their original timber sliding sash windows with glazing bars, those 23 on the ground floor and the doorcases having stucco bracketed hoods. A modern Fletton brick front boundary wall, metal gates and a hedge help to conceal the parking on the front gardens. Nos. 147 to 157 (odd) are of similar age, scale and materials and all have slate hipped roofs, some with projecting eaves with brackets and stucco quoins. Some houses have round-headed windows, triple sashes and canted bays, but several have been replaced with inappropriately designed modern windows. All but No. 149 retain front boundary walls although not in their original form, behind which front gardens to several of the dwellings, notably Nos. 147 & 149 and 155 & 157, are well-planted and include mature trees. No. 153 has a tiled pathway that is also of interest. All of the houses in this group are considered to make a positive contribution to the character and appearance of this part of the conservation area.

Proposed Intervention

- 11.9** While an impressive building, no.153 Philip Lane is not on the local list. As stated, the property retains many of the original architectural features, on its front elevation, albeit damaged or in need of repair. The slate tiled hipped roof is in reasonably good condition. The tiled pathway is noted as 'of interest'.
- 11.10** This proposal seeks to ensure the restoration of the tiled path feature to its original state, given its prominence visually when approaching the property. The site's vacant status has led to neglect and disrepair and these features are at great risk of being lost.
- 11.11** Additionally, there is detailing around the entrance and approach alongside the pathway which will also be restored carefully repairing the detailing. The current state of details can be seen in image 2
- 11.12** The original windows in the front elevation have all been lost. The property retains round-headed windows and a sash appearance. To the rear of the first floor, an original circular window remains intact see image 3. It is intended to replace the front elevation windows with more sympathetic materials and design, in keeping with the original building. It is proposed to retain the first-floor rear circular window and enhance it to become a feature from the internal view. A specialist company providing heritage window designs will be engaged to replace the existing windows and full details will be provided when engaged.
- 11.13** A parking space is proposed in one half of the front garden. This will not be a 'hard' surface as every effort has been made to ensure this will not detract from the original features. The solution proposed will allow the front garden to remain largely laid to grass. On ground preparation, topsoil will be planted with grass seed. In one-half, a metal mesh will be put over this topsoil to allow the grass to grow through. Please see the example image in section 8 above. This will ensure that the front garden design does not detract from the street scene or is detrimental to the Clyde Circus Conservation Area.
- 11.14** The rear elevation provides evidence of poor additions, using brickwork that does not match the original and flat roof design. The rear elevation will be restored to match the original as far as practicable or make good aesthetically.
- 11.15** The proposal for the front garden which will be most visible from the street view, further seeks to limit any impact by placing cycle storage and pram sheds to the rear garden.
- 11.16** Internally many of the features have been entirely lost. On the ground floor, there is evidence of loss of ceiling rose and coving. A feature arch has been severed to divide space. It is unlikely that it will be possible to replace these original features like for like, especially without any evidence or images of the originals. A sympathetic refurbishment of the internal space is considered the best outcome.

Positive Impacts

- 11.17** The site has been vacant for approximately a year. The owners of the site have been unable to find buyers for this property due largely to the size of the property, high value and potential lack of affordability for local residents. Local Planning policy does not support change of use to HMO. If left unsold the site is likely to fall into further disrepair and potentially lose even more of the historic detail and legacy of this site. The change of use will secure the future of this property.
- 11.18** The building would be afforded a high level of restoration through this project. The building has no access to other funds. Without intervention the building will continue to deteriorate, compromising the very heritage character that is the basis of the conservation area designation.

Conclusion

- 11.19** The history of the site demonstrates the site has always enjoyed commercial use. The proposed change of use is therefore not incompatible with the historic use of the site.
- 11.20** The proposal for a change of use offers the best chance of allowing this property to be restored to its original glory and allow the retention this building as a significant addition to the value of the conservation area.
- 11.21** The applicants are experienced individuals who operate from a Grade II listed building containing many original features. This site is located at 336 Philip Lane and known as Dorset Hall Nursery Parkside. Given this experience the applicants are in the best position to ensure the site is brought back into use in a sympathetic and manor, providing a long-term sustainable and viable future .



Image 1 Tiled pathway detail to front entrance



Image 2 Surround detail – one of many



Image 3 Circular window retained visible from rear elevation



Image 4 Rear Elevation

